

HARVEY 
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& WEST
ESTATE AGENTS



West Beach, Whitstable, CT5

Fantastic two-bedroom mid terrace beach front property with stunning sea views benefiting from off street parking and a detached garage.

£880,000




Harvey Richards & West Sales Ltd for themselves and for the Vendors of Lessors of this property whose Agents they are give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith



West Beach, Whitstable

Location

The seaside town of Whitstable is located on the picturesque North Kent coast, 60 miles from central London and 7 miles north of the historical city of Canterbury. Famous for its working harbour and native oysters the town proves popular with both tourists and residents alike. From its stunning coastline with a variety of water sports to the popular high street brimming with independently run cafes, boutiques, restaurants and pubs, there is plenty to see and do. The main line train station provides fast and frequent links to both London St Pancras & London Victoria, as well as regular buses departing from numerous stops throughout the town linking Whitstable to the surrounding areas and beyond. A number of popular infant and junior schools are found locally in the town with both grammar schools and private schools easily accessible in Canterbury.



Harvey Richards & West are delighted to offer for sale the wonderful two-bedroom mid terrace beach front property located on West Beach at the end of Island Wall. Wonderfully positioned in the heart of Whitstable, close to all the local amenities this open plan beach house has fantastic far-reaching views and direct beach access. Benefitting from a detached garage and plenty of off-street parking this lovely home which is offered for sale chain free is one not to be missed.

Refurbished by the current owners in 2019 and re roofed in 2023 this well-maintained property has a lot to offer. The property itself commands a superb beach front position and is arranged over two floors with added benefit of a handy storage basement.

The open plan living space is bright and airy with a kitchen to one end which opens up on to a rear raised decking and a living dining area to the other which opens out on to the beach. A central staircase leads up to the first floor where both bedrooms are found. The master bedroom to the front of the property benefits from its own sea facing balcony which has space for a small table and chair to sit and enjoy the sunsets from all year round. The second bedroom is located to the rear of the property and is a good size single bedroom. The properties family bathroom is also found on this floor and houses a three-piece bathroom suite and overhead shower.

The long rear garden is accessed via a door in the kitchen area which opens out on to a raised deck which has plenty of room for a garden table and chairs. Steps down from the deck lead to the east facing garden which has a detached garage and plenty of off-street parking at the end. There is also access to a handy storage basement (with restricted head height) perfect for storing beach equipment.

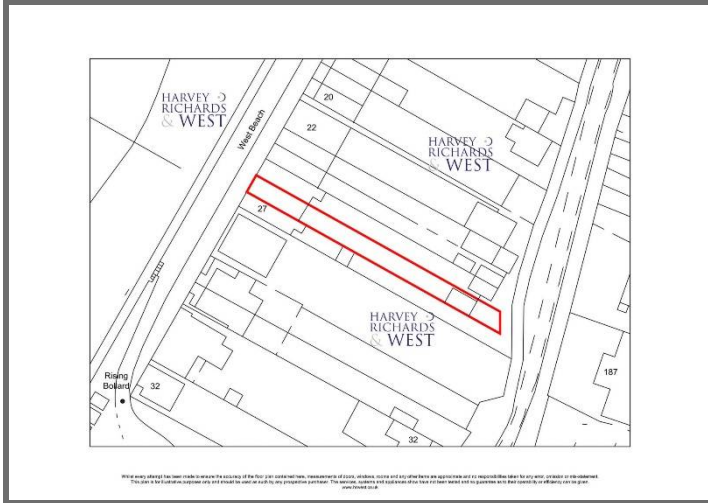
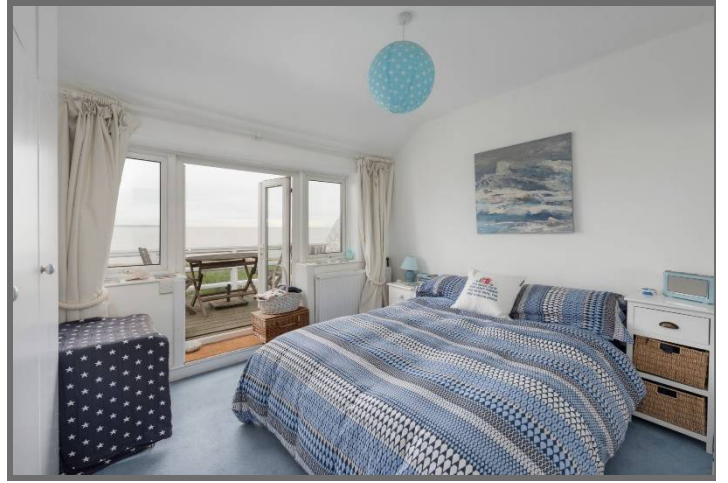
Note: The current owners have decided with their neighbours not to erect a boundary fence between the two gardens. The two properties have enjoyed shared use of both gardens as a whole. If new owners wish they could reinstate the fence.

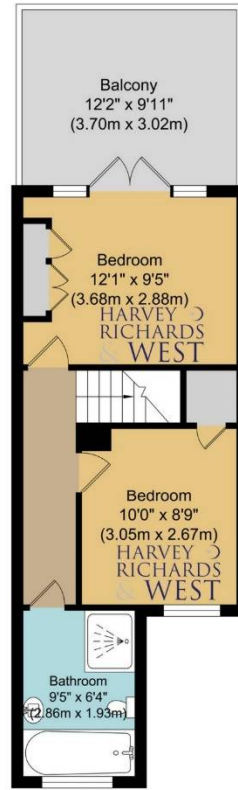
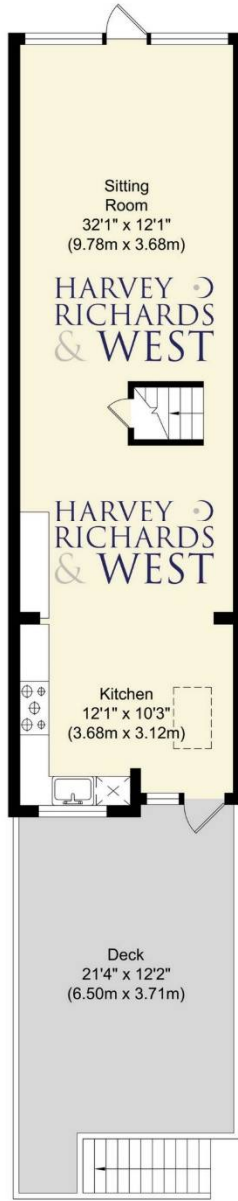
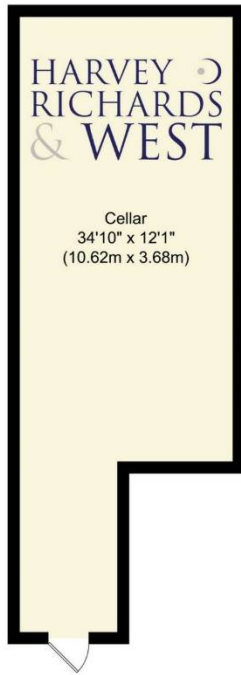
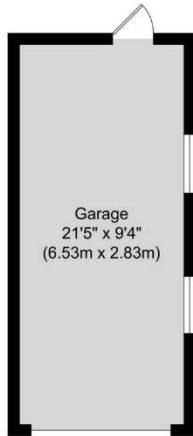
Tenure : Freehold

Council Tax : Band D









Cellar
Approximate Floor Area
357.36 sq. ft.
(33.20 sq. m)

Ground Floor
Approximate Floor Area
515.59 sq. ft.
(47.90 sq. m)

First Floor
Approximate Floor Area
336.91 sq. ft.
(31.30 sq. m)

TOTAL APPROX FLOOR AREA 1209.86 SQ. FT. (AREA 112.40 SQ. M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibilities taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. www.hrwest.co.uk

Energy performance certificate (EPC)

26 West Beach WHITSTABLE CT5 1EG	Energy rating D	Valid until: 3 April 2033 <hr/> Certificate number: 0342-3025-6204-3077-6200
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Property type	Mid-terrace house
Total floor area	78 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
 the average energy score is 60

